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NOTICE OF PUBLIC HEARING

A public hearing will be held by the City Planning Commission in the Erma L. Henderson Auditorium, 13th floor of the Coleman A. Young Municipal Center, 2 Woodward Avenue, on

THURSDAY, NOVEMBER 21, 2019 AT 6:15 PM

to consider a text amendment to the Detroit Zoning Ordinance, Chapter 50 of the 2019 Detroit City Code, to delete regulations relative to on-premises business signs, off-premises advertising signs, directional signs, and temporary signs, consistent with a companion ordinance to consolidate most sign regulations in Chapter 4 of the 2019 Detroit City Code, *Advertising and Signs*.

This ordinance would repeal the following:

- The entirety of Article VI of the Zoning Ordinance, which includes definitions and procedures, and regulates the permissibility and dimensional features of signs according to zoning district and overlay classification.

This ordinance would amend the following:

- Signs would no longer be reviewed as part of site plan review (*Article III, Division 5, §50-3-113, §50-3-135, §50-3-180*).
- City Council would no longer have “Special District Review” authority to review/approve signs on land zoned PC (Public Center) and PCA (Public Center Adjacent—Restricted Central Business District) (*§50-11-66 and §50-11-96*). The City Planning Commission’s authority to review such signs is similarly removed.
- Explicit prohibitions of advertising signs are stricken:
 - PC and PCA Districts (*§50-3-227, §50-11-66, §50-11-96*).
 - Grand Boulevard Overlay Area (*§50-6-85, §40-11-442*).
 - Gateway Radial Thoroughfare Area (*§50-11-364*).
- Temporary sign permit provisions are removed (*§50-4-22, §50-12-534, §50-12-558(3), §50-12-562...*) and are revised in Chapter 4.
- The Board of Zoning Appeals would no longer have authority over variances related to signs or over nonconforming signs (*§50-4-131, §50-15-26, §50-15-30*) a different appeal and amortization process is provided in Chapter 4.
- Enforcement authority over sign-related blight violations is removed from Zoning and moved to Chapter 4 (*§50-5-24, §50-5-31*); however, state law does not presently allow

for sign violations to be treated as blight violations outside of the Zoning Ordinance (*MCL 117.4q(4)*).

- Specific limits on signage at bed and breakfast inns, gas stations, used car lots, and home occupations are stricken (§50-12-216, §50-12-272, §50-12-293, §50-12-488) in favor of generally applicable limits in Chapter 4.
- Definitions of numerous sign types are repealed (§50-16-383) and preserved or revised in Chapter 4.

The proposed Zoning Ordinance text amendment is being considered by the City Planning Commission in accordance with the provisions of Article III, Division 2 of the Detroit Zoning Ordinance.

Zoning Ordinance text amendments require the approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing, 2 Woodward Avenue, Room 208, Detroit, Michigan 48226 (FAX: 313-224-4336). Because it is possible that some who are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire.

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at (313) 224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.”

For further information on this proposal or the public hearing, please call (313) 224-6225.